



NORTHSIDE HOSPITAL, INC. 960-1000 JOHNSON FERRY ROAD AND 5780 PEACHTREE DUNWOODY ROAD		
ZONING SUMMARY		
	CURRENT	PROPOSED
ZONING CLASSIFICATIONS	O-I-C	O-I-C
ALLOWABLE USES	HOSPITAL, MEDICAL, OFFICE, ACCESSORY USES AND PARKING (SURFACE AND STRUCTURED) (Z-85-119, Z-88-101, Z-90-002) HELIPAD PER U-90-013 DAYCARE PER U-93-008 SIDE SETBACK VARIANCES PER V-83-71, V-90-017, VC-03-0015	NO CHANGE
MAXIMUM ALLOWED SQUARE FOOTAGE	1,756,179 SF TOTAL [1,279,368 SF - HOSPITAL TRACT; 222,661 SF - INTERCHANGE TRACT; 254,150 SF MOB TRACT]	2,200,000 SF FOR 38.391-ACRE ASSEMBLAGE
MAXIMUM HEIGHTS	8 STORIES - HOSPITAL 12 STORIES - TOWER AND PARKING DECK (U-90-005) 5 STORIES - INTERCHANGE (U-85-101) 11 STORIES OFFICE AND 5 STORIES PARKING DECK - MOB (U-88-82) 6-STORIES AND 10-STORIES PARKING DECKS - MOB (U-03-0004)	EXISTING APPROVALS TO REMAIN SPECIAL USE PERMIT TO ALLOW 10-STORY PARKING STRUCTURE
PARKING	MINIMUM REQUIRED: HOSPITAL: 1 SPACE PER 4 BEDS PLUS 1 SPACE PER 3 EMPLOYEES MEDICAL OFFICE BLDG (MOB): 3 SPACES PER 1,000 SF FOR FIRST 250,000 SF; 2.8 SPACES PER 1,000 SF ABOVE 250,000 SF DAYCARE: 1.7 SPACES PER 1,000 SF PLUS 1 SPACE PER 4 EMPLOYEES	PARKING AT OR ABOVE THE MINIMUM REQUIREMENTS WILL BE PROVIDED

NOTE: BUILDING LOCATIONS ARE APPROXIMATE AND MAY BE SHIFTED WITHIN REQUIRED SETBACKS.		
DEVELOPMENT STATISTICS SUMMARY	CURRENT	PROPOSED*
TOTAL AREA OF SITE	1,672,319 SF OR 38.39 AC	NO CHANGE
BUILDING FOOTPRINTS	534,660 SF = 32%	593,400 SF = 36%
PARKING SPACES PROVIDED	4,665	5,813
TOTAL LOT COVERAGE	1,234,900 SF = 74%	1,321,100 = 79%
LANDSCAPING	381,619 SF = 23%	307,519 SF = 18%
UNDISTURBED AREA, EXCLUDING LANDSCAPING	55800 SF = 3%	43,700 SF = 3%

SURFACE PARKING SPACES

**PLANNING AND ZONING
RECEIVED 06/17/2016**

REVISIONS

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LONG
ENGINEERING, INC.

ZONING SITE PLAN
OF
NORTHSIDE HOSPITAL PROPERTY
UNINCORPORATED
PREPARED FOR NORTHSIDE HOSPITAL, INC.

LAND LOTS 16 & 17, 17TH DISTRICT
FULTON COUNTY, GEORGIA

DATE: 05-02-2016
DESIGN QC:
CADD QC:
DESIGNED BY: MJJ
DRAWN BY: AS

SHEET
1 OF 1

PROJECT NO. 0067-0490